Hampshire County Council

Economy, Transport and Environment Department
Elizabeth II Court West, The Castle
Winchester, Hampshire SO23 8UD

Tel: 0300 555 1375 (General Enquiries)
0300 555 1388 (Roads and Transport)
0300 555 1389 (Recycling Waste & Planning)
Textphone 0300 555 1390
Fax 01962 847055
www.hants.gov.uk

Enquiries to	Sarah Reghif	*My reference*	SWM/2018/0690
Direct Line	0370 779 7497	*Your reference*	APP/20/01093
Date	24 February 2021	*Email*	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Erection of 195No. dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to a Wader and Brent Geese Refuge Area at Land at Sinah Lane, Hayling Island

Hampshire County Council as Lead Local Flood Authority has provided comments in relation to the above application in our role as statutory consultee on surface water drainage for major developments.

In order to assist applicants in providing the correct information to their Local Planning Authority for planning permission, Hampshire County Council has set out the information it requires to provide a substantive response at https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning

The County Council has reviewed the following documents relating to the above application:

- Surface Water Drainage Owners Manual
- Emails from consultants dated 25/01/21 and 02/02/21
- Outline Site Levels ref: 10162/101 P1
- Flood Exceedance Plan 1 of 2 ref: BSO/E4513/026 D
- Flood Exceedance Plan 2 of 2 ref: BSO/E4513/027 E
- Drainage Strategy 1 of 2 ref: BSO/E4513/012 D
- Drainage Strategy 2 of 2 ref: BSO/E4513/013 F
- Flood Risk Assessment rev C
- Microdrainage calculations – surcharged outfall

The proposed drainage uses pipes and gullies to collect and carry the water utilising storage areas prior to reaching the pumping station. The pumping station transfers surface water into the attenuation pond before it outfalls at greenfield rates into the ditch network and into Langstone Harbour.

Detailed hydraulic calculations have been provided which show that the drainage network is sufficient to hold a 1:100 + 40% climate change storm without flooding and even if the outfall is blocked, the flooding is minimal and contained within safe areas.

The pumps have been designed with a dual system to provide redundancy and have also been designed to adoptable standard so that Southern Water would take on the maintenance responsibility.

Concerns have been raised over groundwater and impacts due to the tidal influences. The drainage and storage features will be sealed systems so providing they are constructed and maintained appropriately, there should not be any interaction with the groundwater. The pond is currently unlined and it has been stated that this will be above the groundwater levels with ground investigation reports provided to substantiate this.

There is still some concern that the low flow channel will be at risk from groundwater ingress however lining could be included at a later date so this could be an element that could be conditioned as it is straightforward change.

There is limited information available detailing the levels between the existing and proposed properties. If the natural flow heads towards the development, this must not be obstructed. It may be necessary to provide a boundary feature such as a shallow swale / filter drain so that there is a suitable flow route for the water to flow away from existing areas without affecting the proposed development.

Future maintenance is stated as being with either Southern Water or a management company with the former taking on responsibility for the pipes, chambers and pumping station as set out in the Owners Manual. No correspondence has been provided from Southern Water indicating their approval to this although the developer has stated that these features have been designed to adoptable standards and will be acceptable. The attenuation tanks, swales and pond are to be the responsibility of a management company.

While we appreciate the concerns in relation to this development, we have to comment based on our remit for Surface Water drainage and the requirements set out in national planning guidance. The majority of the proposals are in line with this guidance with two points remaining outstanding, namely overland flows and maintenance, and on this basis we do not feel that we can object to the development under our surface water remit and the points highlighted can be addressed by condition.

1. No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the approved documentation, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:

    a. Confirmation that the attenuation basin low flow channel will not be affected by groundwater either through lining or the provision of groundwater monitoring information.
    b. Confirmation of any boundary drainage features to ensure existing flow paths are not obstructed.
    c. Details for the long term maintenance arrangements for the surface water drainage system including confirmation that the proposals identified for adoption by Southern Water are acceptable.

As a statutory consultee, the County Council has a duty to respond to consultations within **21 days**. The 21 day period will not begin until we have received sufficient information to enable us to provide a meaningful response.

Please ensure all data is sent to us via the relevant Local Planning Authority.

This response has been provided using the best knowledge and information submitted as part of the planning application at the time of responding and is reliant on the accuracy of that information.

Yours faithfully,

Flood and Water Management Team
Economy, Transport & Environment Department,
Hampshire County Council, 1st Floor, EII Court West,
The Castle, Winchester, Hampshire SO23 8UD
Web:
https://www.hants.gov.uk/landplanningandenvironment/environment/flooding

General guidance for the application

It is important to ensure that the long-term maintenance and responsibility for Sustainable Drainage Systems is agreed between the Local Planning Authority and the applicant before planning permission is granted. This should involve discussions with those adopting and/or maintaining the proposed systems, which could include the Highway Authority, Planning Authority, Parish Councils, Water Companies and private management companies.

For SuDS systems to be adopted by Hampshire Highways it is recommended that you visit the website at: https://www.hants.gov.uk/transport/developers/constructionstandards for guidance on which drainage features would be suitable for adoption.

Where the proposals are connecting to an existing drainage system it is likely that the authorities responsible for maintaining those systems will have their own design requirements. These requirements will need to be reviewed and agreed as part of any surface water drainage scheme.

Works in relation to ordinary watercourses

PLEASE NOTE: If the proposals include works to an ordinary watercourse, under the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, prior consent from the Lead Local Flood Authority is required. ***This consent is required as a separate permission to planning.***

Information on ordinary watercourse consenting can be found at the following link https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/changewatercourse

It is strongly recommended that this information is reviewed before Land Drainage consent application is made.

For guidance on providing the correct information, we recommend you use our ***Ordinary Watercourse Consents Pre-application service*** *and help avoid delays occurring at the formal application stage. A Pre-application service for Ordinary Watercourse Consents is available, allowing consents to go through in a smoother, often more timely manner. For full information please visit: https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/changewatercourse*